

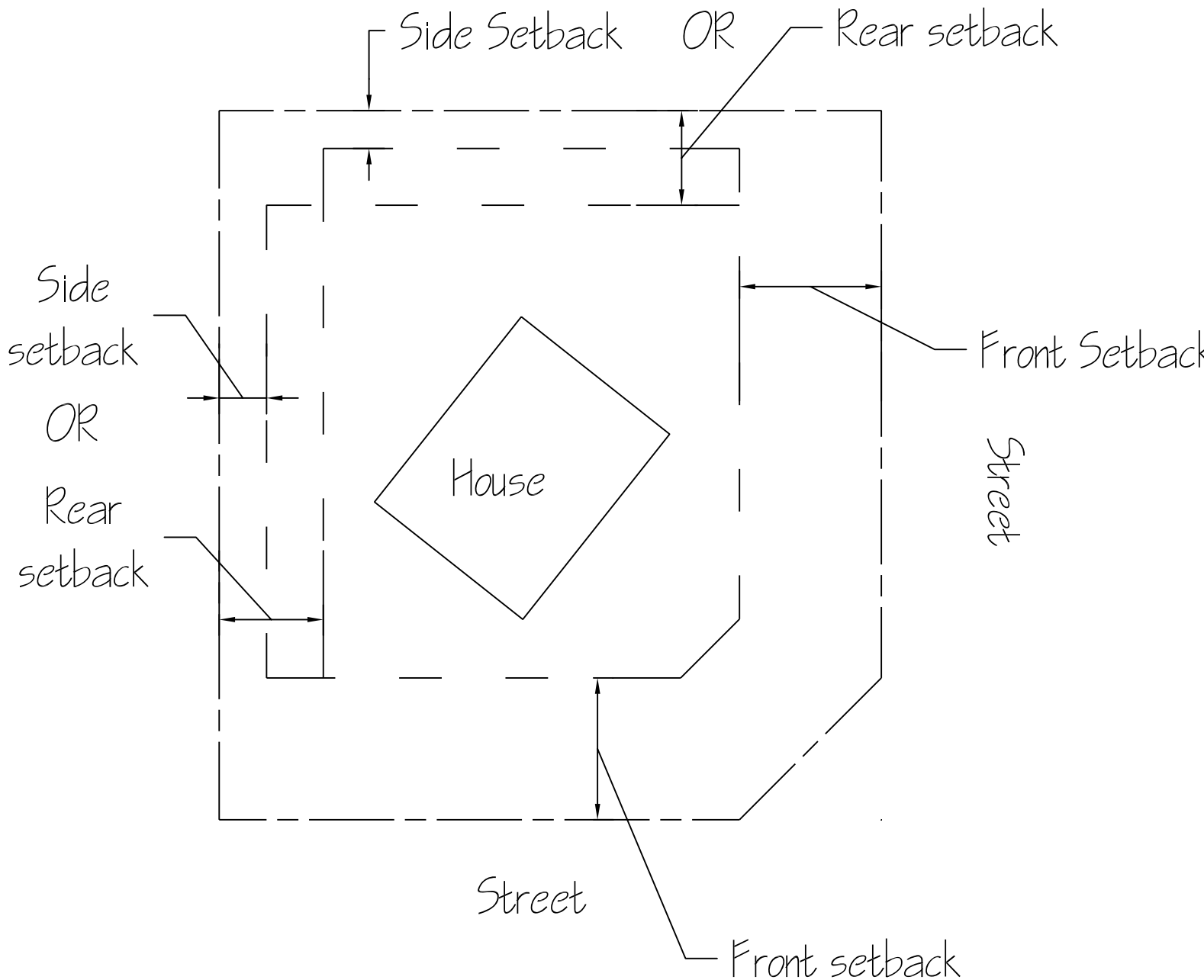


**Department of Permitting Services**  
**Division of Casework Management**  
255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850

**CODE INTERPRETATION/POLICY**

<b>Code/Year</b> <b>2004</b>	<b>Section of Code</b> <b>59-C-1.323</b>	<b>Title of Code Section/Subsection/Policy</b> <b>Yard Requirement: Corner Lots</b>
<b>Statement/Background of Issue</b> What criteria determines setback requirements for existing or proposed one-family dwellings (main buildings) located on a corner lot?		
<b>Division Interpretation/Policy</b> The Department is frequently required to identify the applicable front, side, and rear yard setbacks for dwellings situated on corner lots. For purposes of clarity and consistency, the following criteria will be employed for such determination: <ul style="list-style-type: none"><li>• Each corner lot has two front yards and therefore requires a front yard setback from each street. In limited circumstances when one adjoining lot is also a corner lot, a reduced side street setback will be applied.</li><li>• For new construction, the applicant may choose which interior lot lines will be considered the side or rear lot line, provided that both a side and a rear yard are created for setback purposes. The orientation of the front entrance or access from the street does not always determine which side yard will be considered the rear.</li><li>• For an addition to an existing one-family dwelling, setback requirements for side and rear yards have already been determined based upon original construction. The proposed addition must maintain the applicable side or rear setback for the underlying zone. If the less restrictive rear yard setback is met in both yards, the applicant may choose either yard for the more restrictive side yard setback.</li></ul>		
<b>Interpretation/Policy No.</b> <b>ZP0404-3</b>	<b>Date</b> <b>5/3/04</b>	<b>Division Chief</b>  <b>Reginald T. Jetter</b>
	<b>Date</b> <b>5/3/04</b>	<b>Assistant County Attorney</b>  <b>Malcolm F. Spicer</b>
	<b>Date</b> <b>5/5/04</b>	<b>Director</b>  <b>Robert C. Hubbard</b>

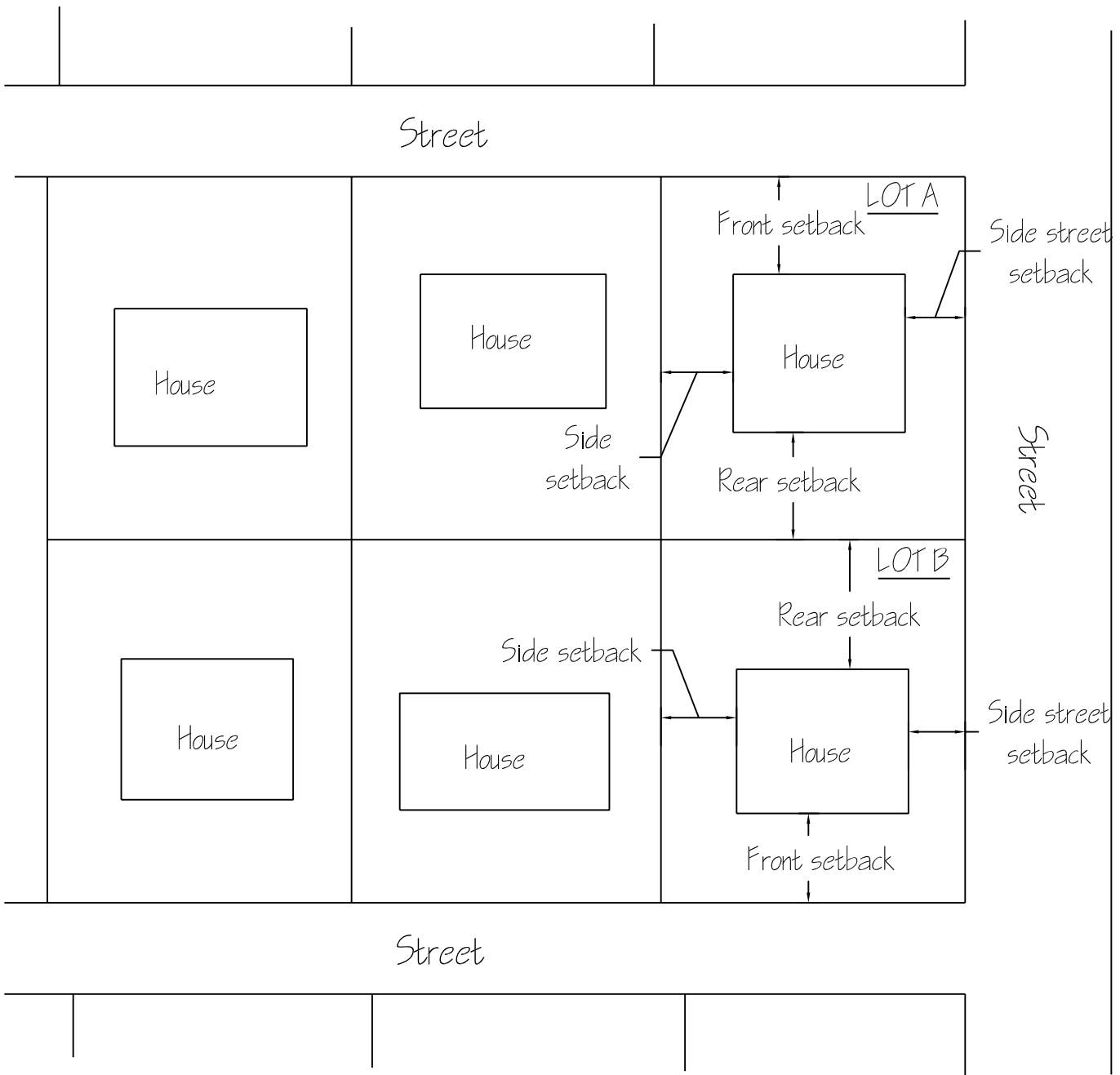
# CORNER LOT SETBACKS FOR MAIN DWELLINGS



NOTE: If setbacks from both interior lot lines meet the rear yard minimum, and there is no accessory structure on the lot, then either yard may be selected as a side yard for future additions. On this lot, you may choose which is a side and a rear yard, but you must have both a side and a rear setback on the lot.

Revised  
11-18-05

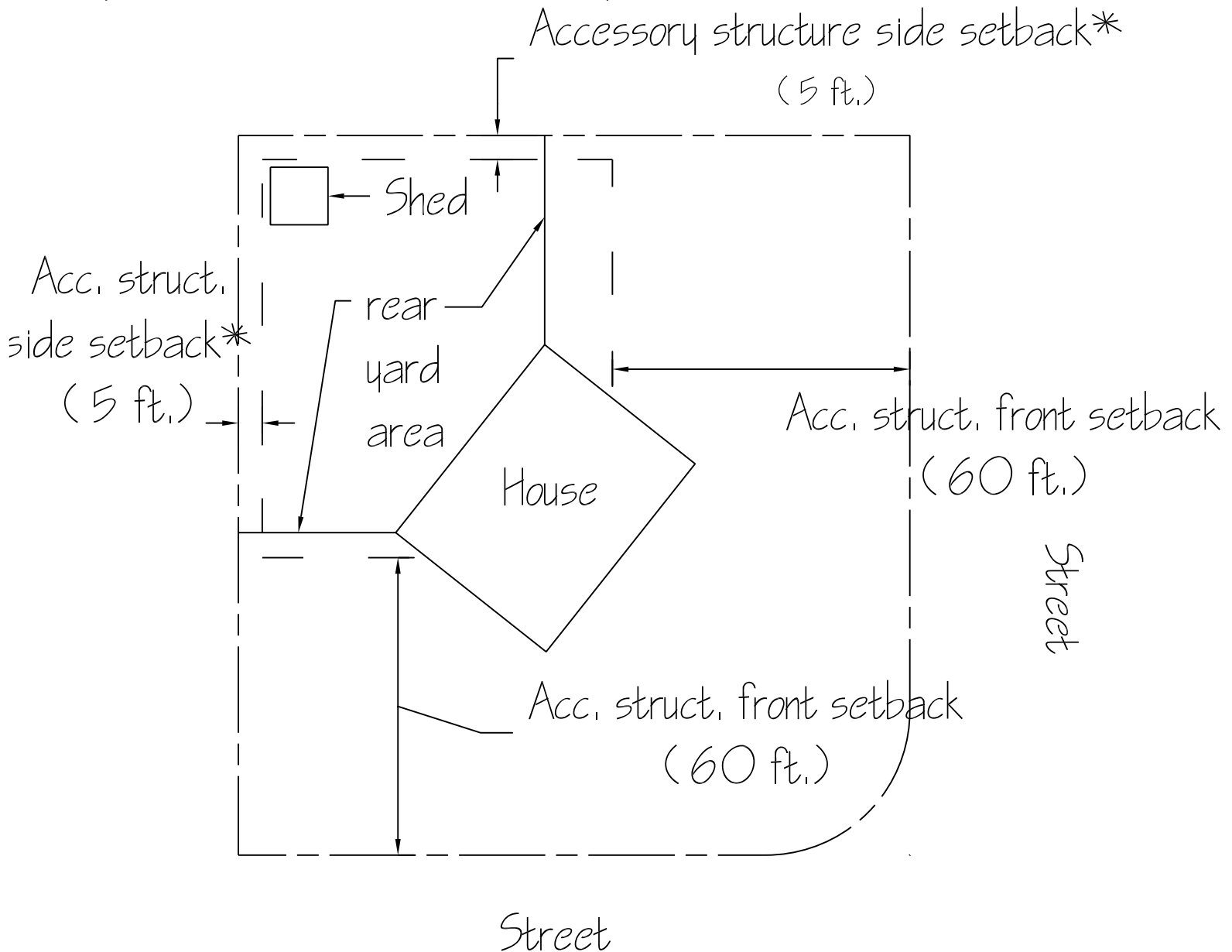
# CORNER LOT SETBACKS FOR MAIN DWELLINGS SIDE STREET REQUIREMENT



In the case of a corner lot (Lot A), if the adjoining lot (Lot B) on one of the streets either does not front on that street or is in a nonresidential zone, then the setback from that side street line must be at least 15 ft. in the R-60, R-90, R-150 & R-200 zones, and at least 20 ft. in the RE-1, RE-2C & RE-2 zones.

# CORNER LOT SETBACKS FOR ACCESSORY STRUCTURES

Diagram A-Mont. Co. Zoning Ord. Sec. 59-C-1.326( a)



R-60 Zone Example:

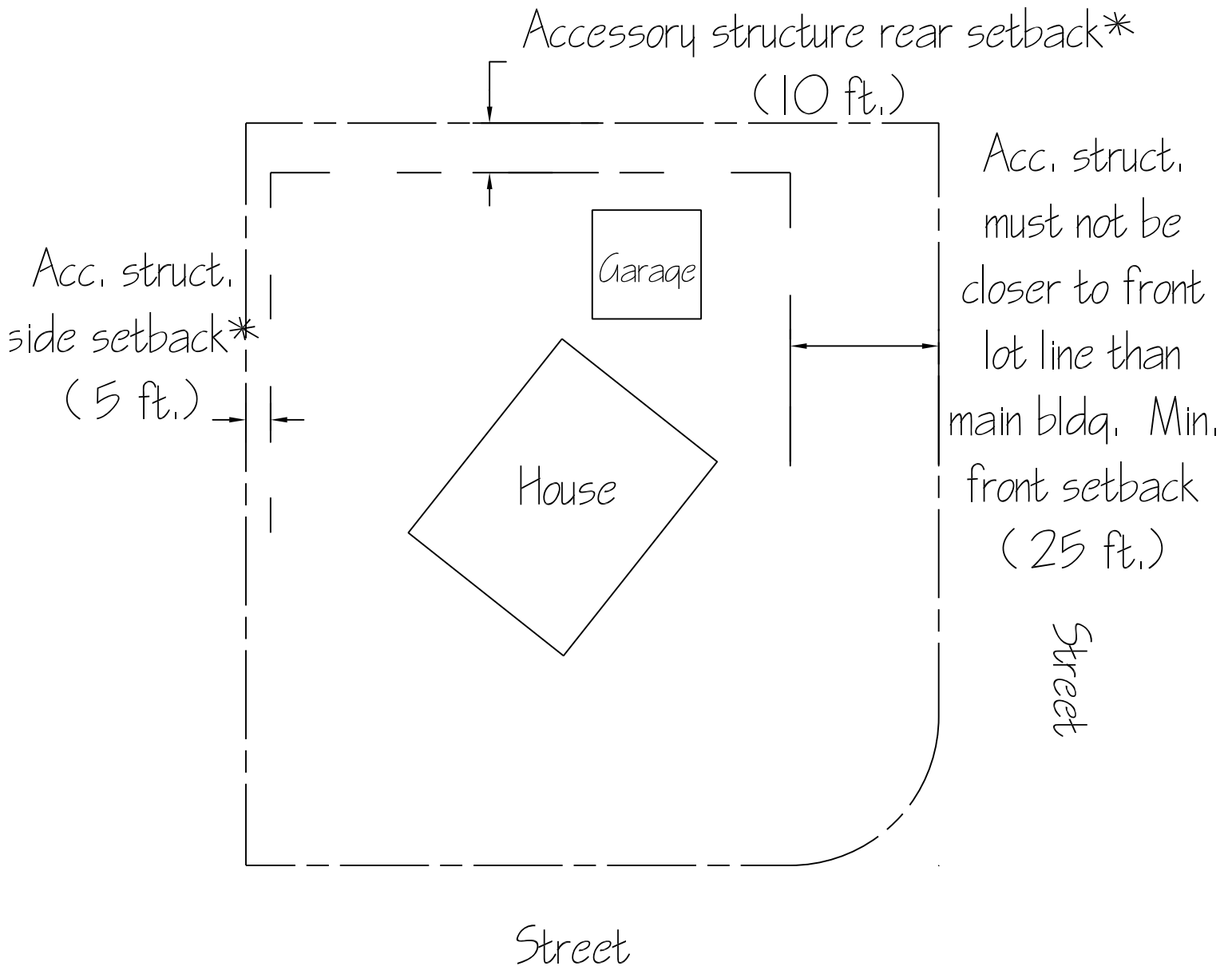
In Diagram A, the accessory structure must be located in the rear yard, behind the house.

Accessory structures shall meet the minimum setbacks shown in Diagram A or Diagram B.

\* Additional setbacks required if structure is over 24' in length or over 15' in height.

# CORNER LOT SETBACKS FOR ACCESSORY STRUCTURES

Diagram B-Mont. Co. Zoning Ord. Sec. 59-C-1.326(b)



R-60 Zone Example:

Accessory structures shall meet the minimum setbacks shown in Diagram A or Diagram B.

\* Additional setbacks required if structure is over 24' in length or over 15' in height.